LOT 31 & S1/2 OF LOT 30
IN OR 937/671
AMELIA LIGHTHOUSE

MOULDER FRANCES L'ENGLE TRSTEE
186 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1020-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

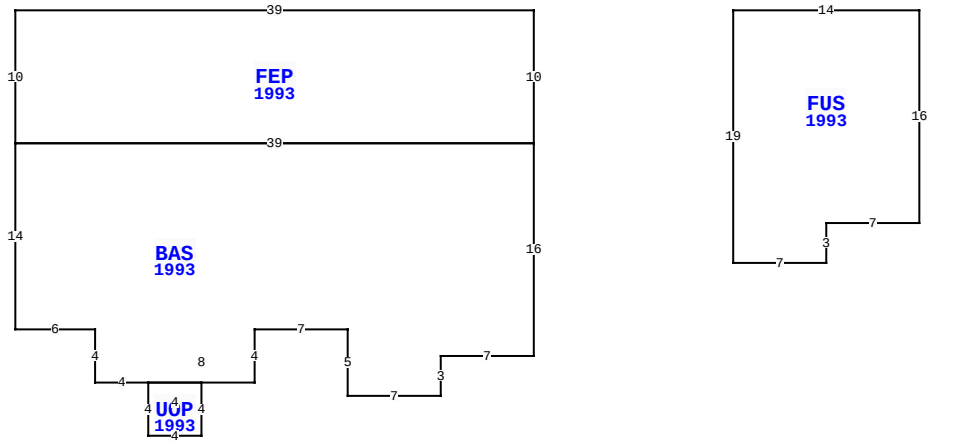
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	643	100	1993	643	86,690
FEP	390	80	1993	312	42,064
FUS	245	100	1993	245	33,032
UOP	16	20	1993	3	404
TOTALS	1,294			1,203	162,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,203	106.0000	167.48	201,478	1935	1985	0	0	0	19.50	80.50

1 SFR CUST – 100% - 2003 Heated Area: 888 HX Base Yr 2003



186 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,160
TOTAL MARKET OB/XF VALUE		5,808
TOTAL LAND VALUE - MARKET		1,349,000
TOTAL MARKET VALUE		1,564,968
SOH/AGL Deduction		900,387
ASSESSED VALUE		664,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		613,859
TOTAL JUST VALUE		1,564,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,377,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041381	REROOF W/30 SHING	5,000	07/29/2004
20011676	RISER/METER CAN/C	0	07/23/2001
7821	REPAIR/RRF	1,400	07/22/1993
4360	N/A	1,500	06/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/0671	6/21/2000	WD	Q	I	01	100
GRANTOR: MOULDER FRANCES L'ENG						
GRANTEE: MOULDER FRANCES L'E						
0936/0424	6/12/2000	QC	U	I	07	100
GRANTOR: MOULDER FRANCES L & W						
GRANTEE: MOULDER FRANCES L'E						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	0	0	389.00	SF	10.00	10.00	100	1987	1987	3	20	778	
2	0820	WOOD WALK	0	100	0	0	134.00	SF	11.75	11.75	100	1987	1987	3	40	630	
3	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	1987	1987	3	20	336	
4	1242	WD DECK A	0	100	12	20	240.00	SF	12.50	12.50	100	1987	1987	3	20	600	
5	1242	WD DECK A	0	100	4	18	72.00	SF	12.50	12.50	100	1987	1987	3	20	180	
6	1241	WD DECK G	0	100	3	10	30.00	UT	11.50	11.50	100	1987	1987	3	20	69	
7	1241	WD DECK G	0	100	4	12	48.00	UT	11.50	11.50	100	1987	1987	3	20	110	
8	1241	WD DECK G	0	100	4	12	48.00	UT	11.50	11.50	100	1987	1987	3	20	110	
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	1987	1987	3	20	37	
10	0830	FLAGSTONE	0	100	3	22	66.00	SF	12.00	12.00	100	1987	1987	3	49.5	392	

TOTAL OB/XF 3,242

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W39 S10 BAS=[YR=1993] S14 E6 S4 E4
UOP=[YR=1993] S4 E4 N4 W4 $ E8 N4 E7 S5 E7 N3 E7 N16 W39 $
E39 N10 $ PTR= E15 FUS=[YR=1993] E14 S16 W7 S3 W7 N19 $ W15 $
.

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	100	0006	R-3	71.00	266.00	71.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,349,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,349,000 Market: 0 Agricultural: 0 Common: 1,349,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

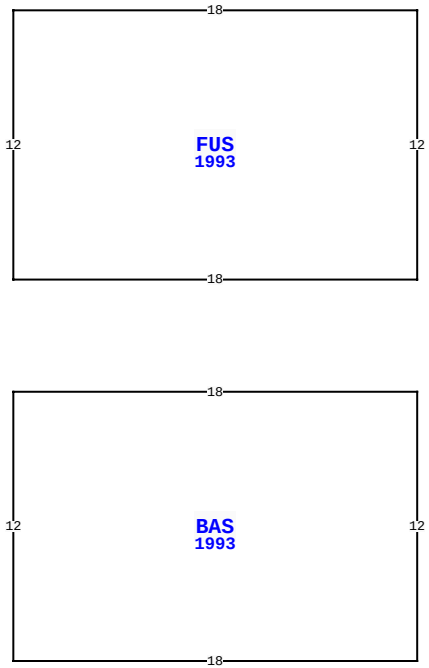
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	1993	216	23,985
FUS	216	100	1993	216	23,985
TOTALS	432			432	47,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	432	104.5000	137.94	59,590	1935	1985	0	0	0	19.50	80.50

2 SNGL FAM – 0% - 2003 Heated Area: 432 HX Base Yr 2003



186 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
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GRANTOR: MOULDER FRANCES L'ENG						
GRANTEE: MOULDER FRANCES L'E						
0936/0424	6/12/2000	QC	U	I	07	100
GRANTOR: MOULDER FRANCES L & W						
GRANTEE: MOULDER FRANCES L'E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S12 E18 N12 $ PTR= N5 FUS=[YR=1993] N12 W18S12 E18$ S5$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0510	GARAGE WD-	0	100	0	0	476.00	SF	26.95	26.95	100	1960	1960	3	20	2,566	

LAND DESCRIPTION

TOTAL OB/XF 2,566

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,349,000 Market: 0 Agricultural: 0 Common: 1,349,000 PRINTED 07/30/2025 BY SYS